



May 21, 2004

Brother John Dodd
Roman Catholic Bishop of Las Vegas
PO Box 18316
Las Vegas, Nevada 89114

RE: SDR-4107 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 19, 2004
Related to ZON-4059

Dear Brother Dodd:

The City Council at a regular meeting held May 19, 2004 APPROVED the request for a Site Development Plan Review FOR A CHURCH on 2.69 acres at 220 North 14th Street (APN: 139-35-212-022, 053 and 054, 139-35-310-057,058, 059, 060, 067, 068, 069, 071 and 072), R-3 (Medium Density Residential) and R-4 (High Density Residential) Zones [PROPOSED: C-V (Civic)]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 20, 2004. This approval is subject to:

Planning and Development

1. The landscape plan shall be revised and approved by the Planning and Development Department prior to the time application is made for a building permit, to reflect one landscaped finger per six parking spaces, one 24 inch box tree per finger with 4 – one gallon and 4- five gallon shrubs per finger and a maximum of 12.5% of the total landscaped area of the site as turf.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped 5/19/04, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

ROC-20102
04-04-07 CC

LAS VEGAS CITY COUNCIL

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Brother John Dodd
SDR-4107 – Page Two
May 21, 2004

6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

9. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such map is required, it should record prior to the issuance of any permits for this site.
10. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. We note that the southern driveways do not meet 222A criteria and must be approved as a deviation or redesigned to meet current standards.
11. Landscape and maintain all unimproved right(s)-of-way, if any, on Stewart Avenue, Ogden Avenue 14th Street and 15th Street adjacent to this site.
12. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Stewart Avenue, Ogden Avenue 14th Street and 15th Street public right-of-way adjacent to this site prior to occupancy of this site.
13. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4059 and all other subsequent site-related actions.

Sincerely,



Angela Colli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Ernest Freggaiaro
Integrity Engineering
2480 East Tompkins Avenue, Suite #232
Las Vegas, Nevada 89121

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